

Brookfield
Properties

Fifth Avenue Place

unrivaled



Fifth Avenue Place

Our buildings, like Fifth Avenue Place, help employers attract, retain and motivate the world's top talent. The 1.87 million square foot complex is comprised of two 35-storey office towers that include 1,526,000 square feet of rentable office space, over 54,000 square feet of retail space, underground parking for nearly 800 vehicles, and an expansive recreational park area.

Encompassing an entire city block, Fifth Avenue Place's distinctive curtain wall of alternating vision glass and spandrel panels makes the property an easily identifiable landmark in downtown Calgary. The distinctive property is a well-known business address and home to a prestigious tenant base.

For leasing inquiries, or to schedule a tour, please contact:



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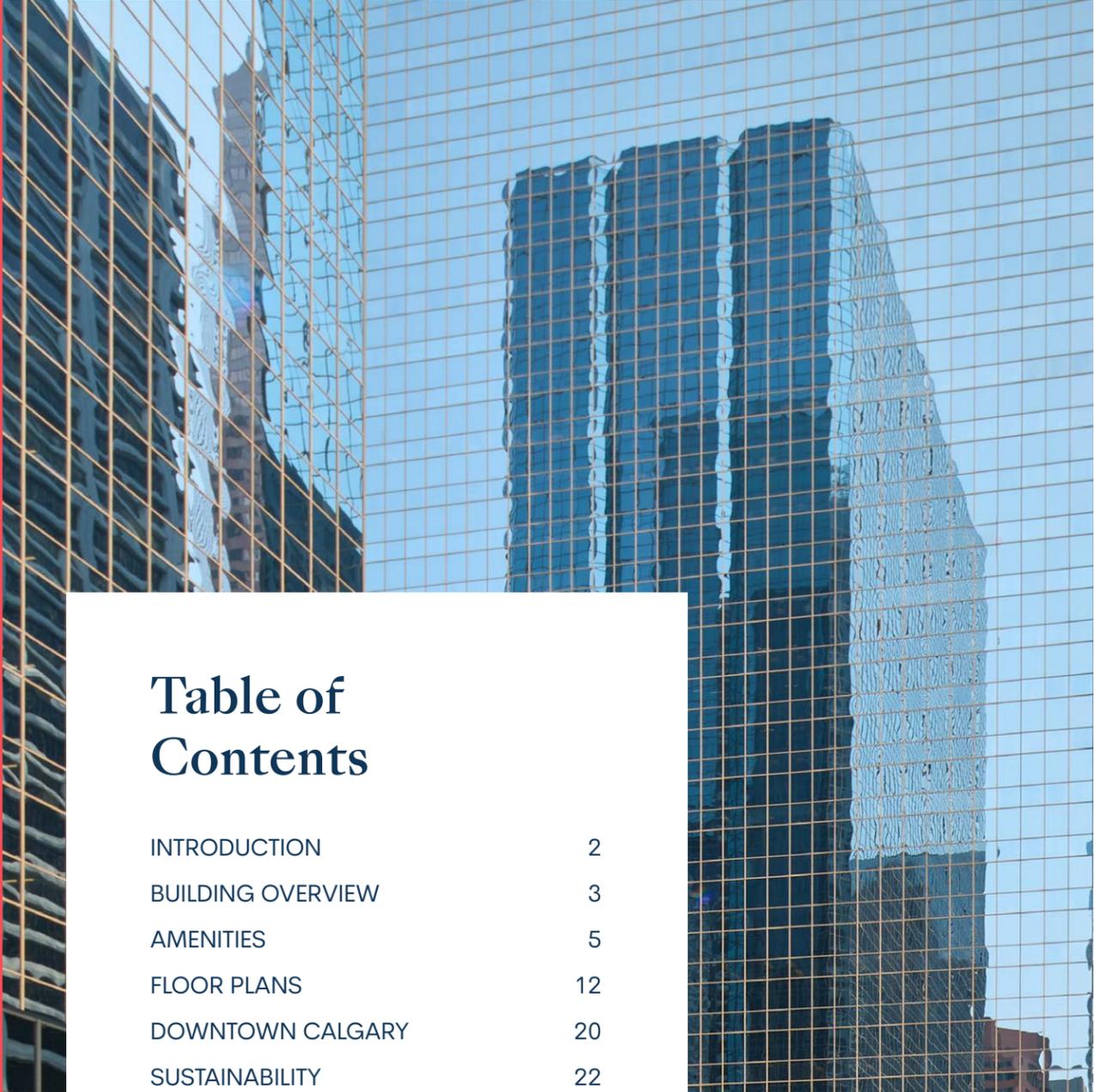
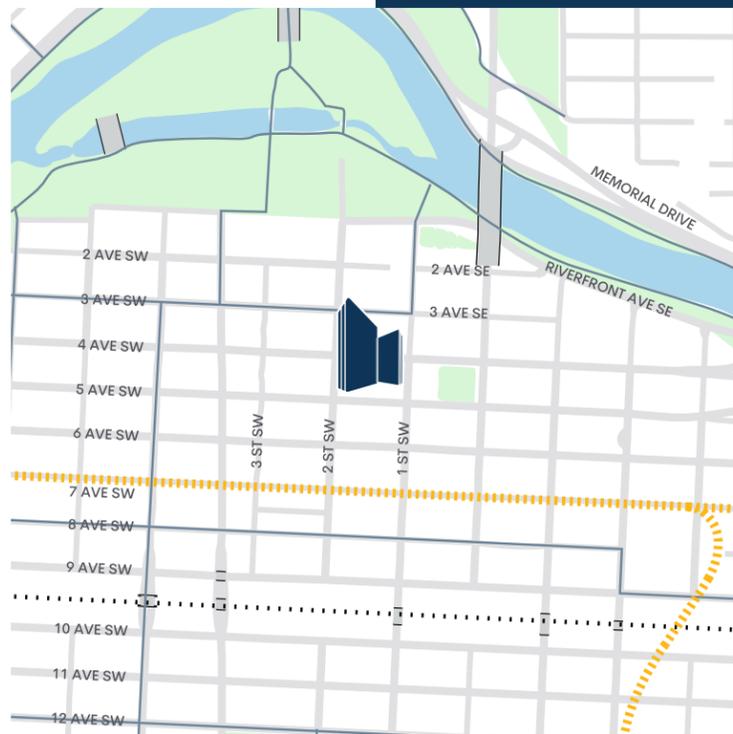
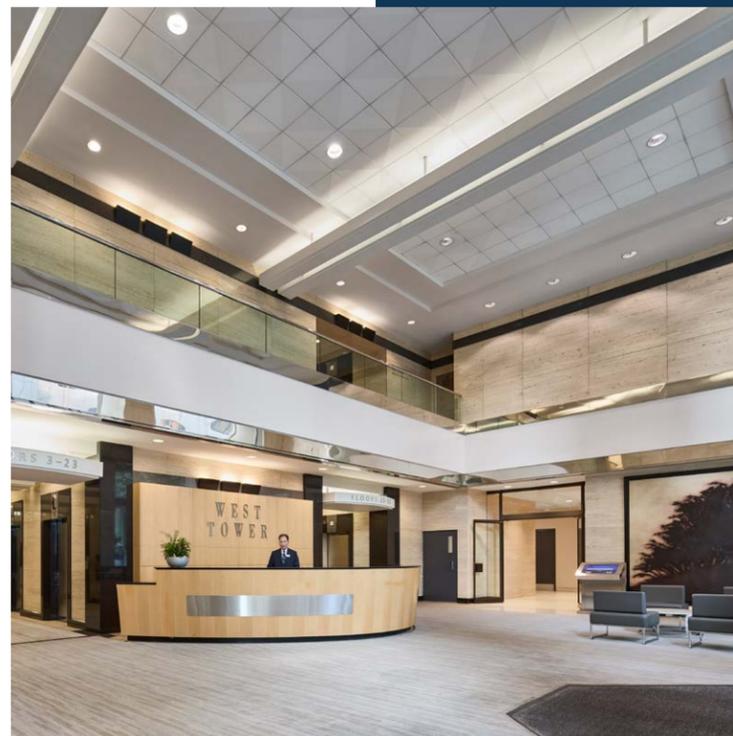


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Building Overview

Complex size (sq.ft.)

1,874,000

Office size (sq.ft.)

1,526,000

Retail size (sq.ft.)

54,000

Typical floor size (sq.ft.)

24,500

Number of floors

35

Year built

1980

Architect

Cohos Evamy

2021 WELL Health-Safety Rated

LEED® EB:OM Gold Certified

BOMA 360 designation



West Tower 237 Fourth Avenue SW

East Tower 425 First Street SW

Amenities

- An expansive recreational park area
- Upgraded bicycle parking facility
- Shower and day locker facilities
- Conference centre
- Connection to Plus 15 above-ground walkway system
- Underground parking accommodating 793 parking stalls
- On-site management with 24/7 building access and security
- Green amenities and sustainability programs

Floorplate

- Large and efficient floorplate (24,500 sq.ft.)
- Limited interior columns
- Accommodates high density open concept or cellular office layouts
- Up to 55 windowed perimeter offices per floor
- +/- 110 workstations per floor

Capital Upgrades

2021-2023

- New fitness facility
- Upgraded conference centre
- Expanded and upgraded bicycle parking facility

2013-2016

- Public plaza
- Main floor lobbies
- Plus 15 retail, food and tenant services
- All washrooms within the complex
- Shower and day locker facilities
- Parkade upgrade

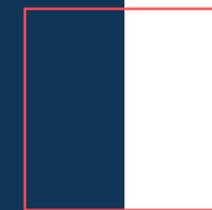
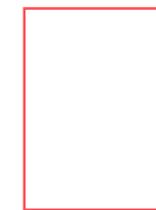
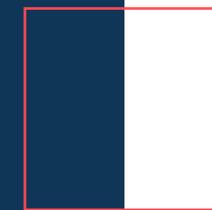
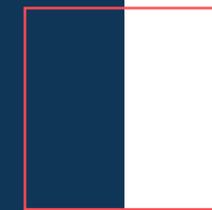
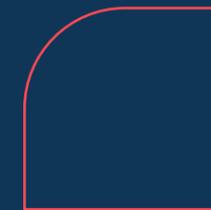
Sustainability

- 2021 WELL Health-Safety Rated
- LEED® EB:OM Gold Certified
- BOMA 360 Designated
- Annual participant in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment
- Green Cleaning Program and FSC certified paper products
- On-site recycling and waste management programs
- Washroom plumbing fixtures are 29% more efficient than standard fixtures



Amenities

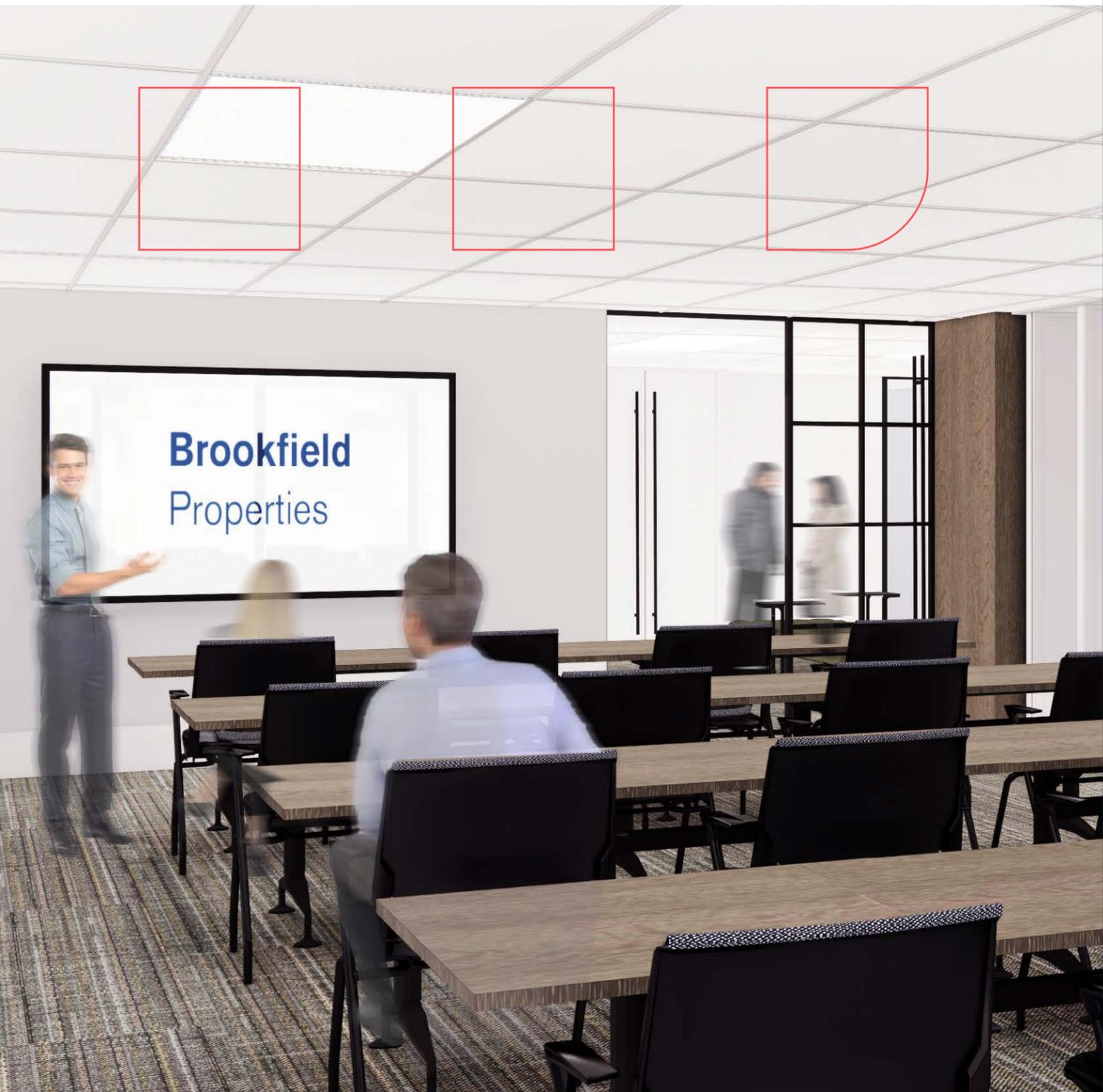
Fifth Avenue Place's suite of new and refreshed amenities, including a new bike parking facility, and new fitness and conference facilities slated for completion in 2022, will enhance your team's work experience.



New fitness facility

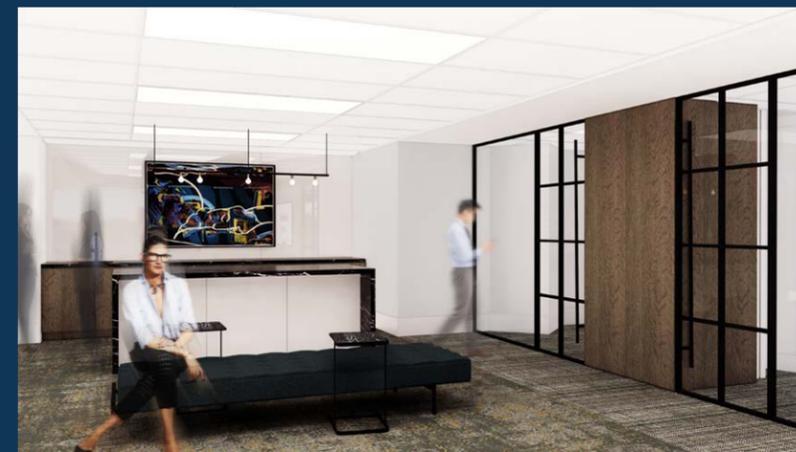
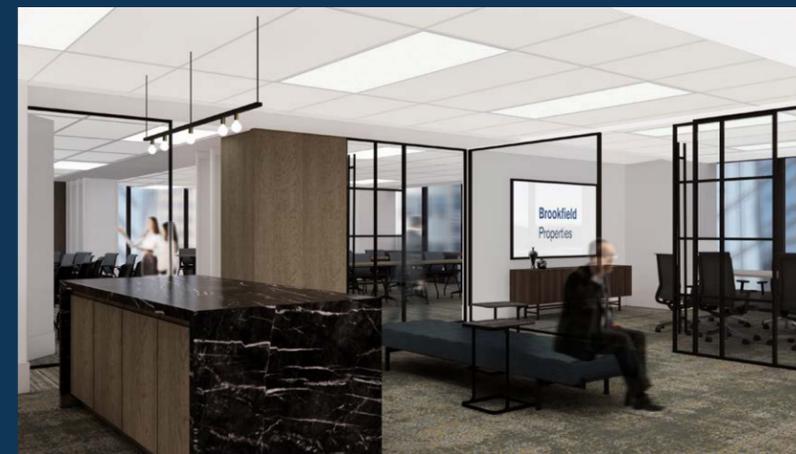
A new fitness centre is currently in development to energize the building. The facility will be on the main floor of the West Tower across the lobby from the existing shower and day locker facilities.





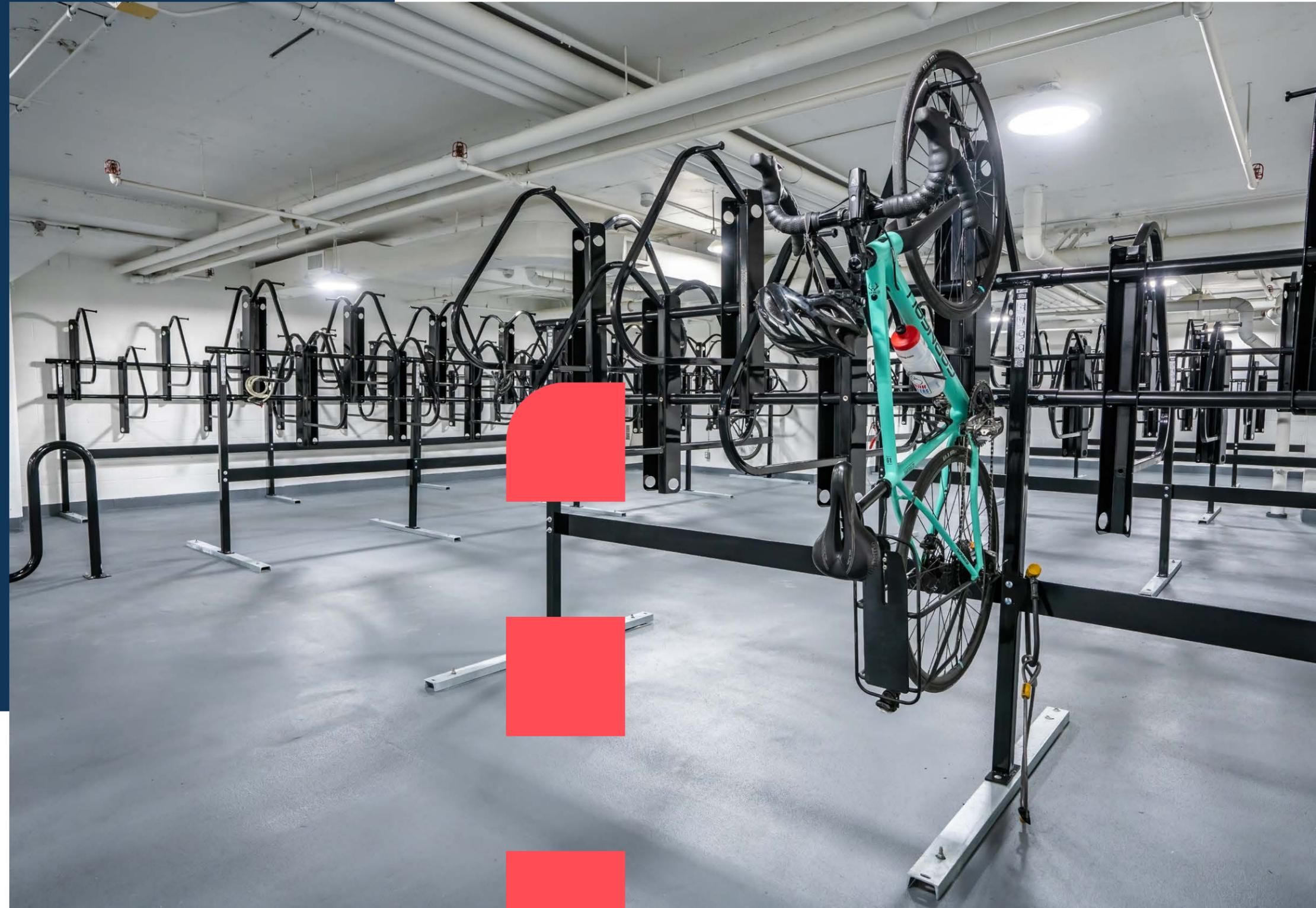
Upgraded conference centre

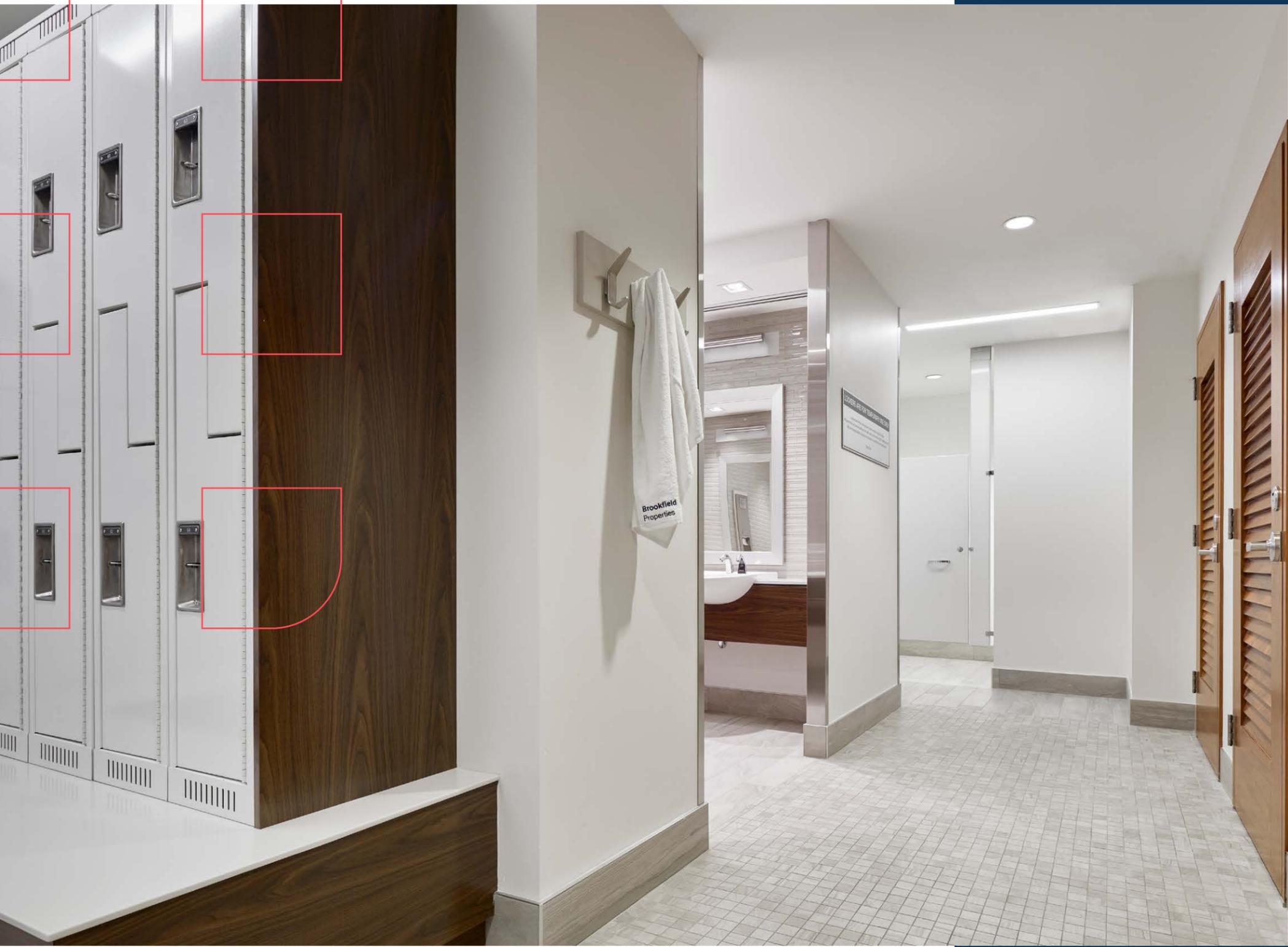
A reimagined conference centre is in development for Fifth Avenue Place. The new facility will include meeting rooms accommodating groups of up to 80 people, multiple breakout rooms, and a staging area for catering and food services.



Upgraded bicycle parking facility

Brookfield has created a brand-new experience for micro-mobility arrival that includes 425 secure stalls.





Shower and day locker facilities

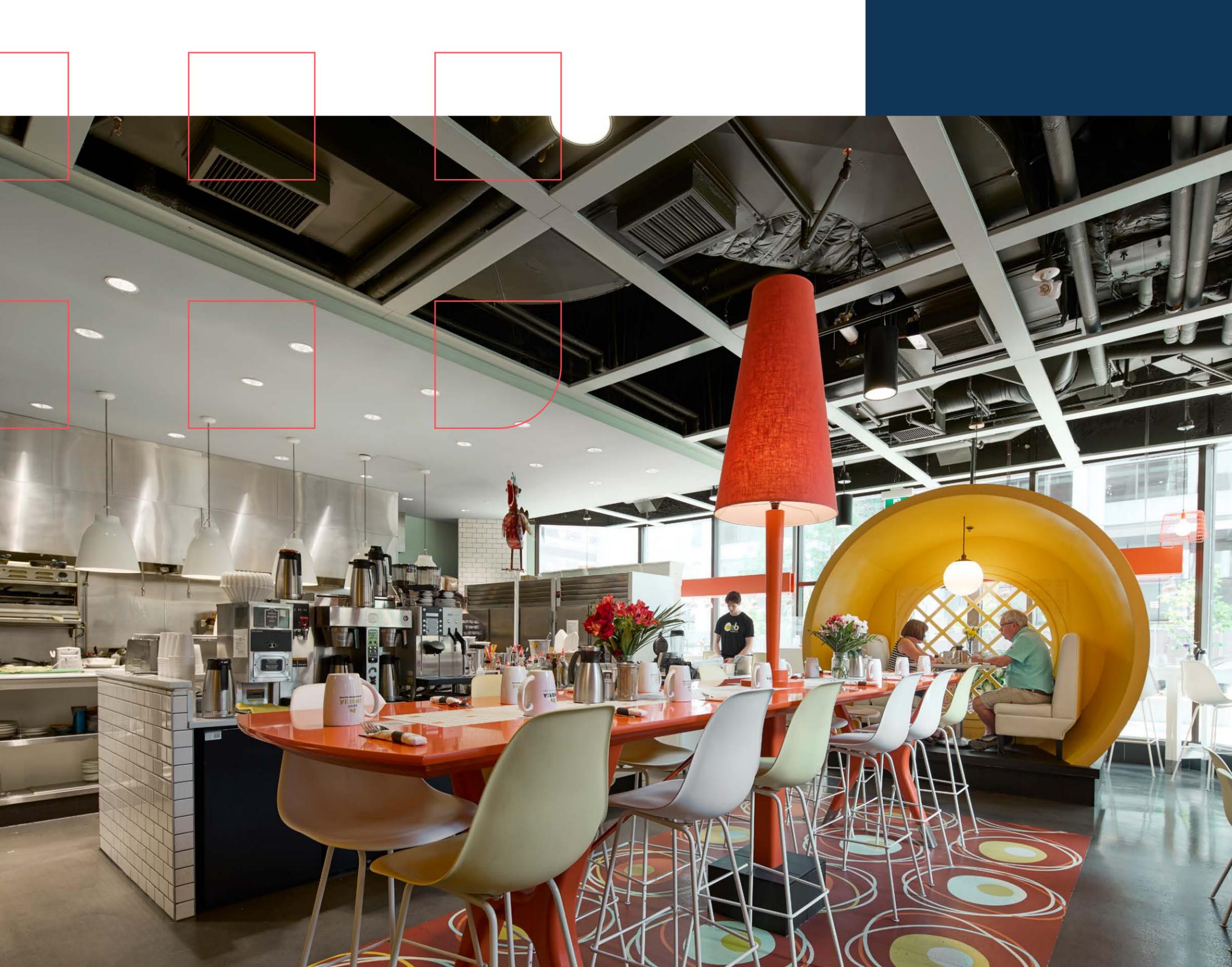
Lockers, change rooms, and showers are all available at grade and directly across from the location of the new fitness facility on the main level of the West Tower.



Plaza

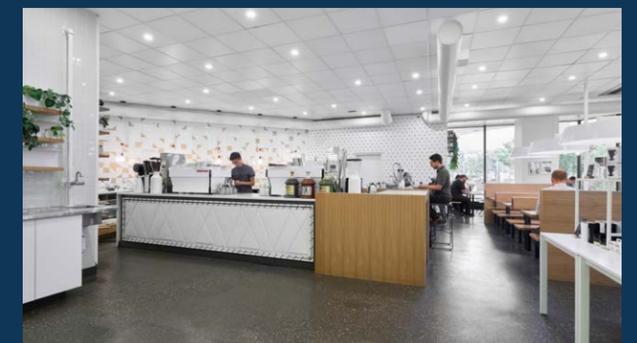
Fifth Avenue Place features an expansive recreational park area and outdoor seating that provides tenants and visitors alike with a truly unique space to relax and socialize.





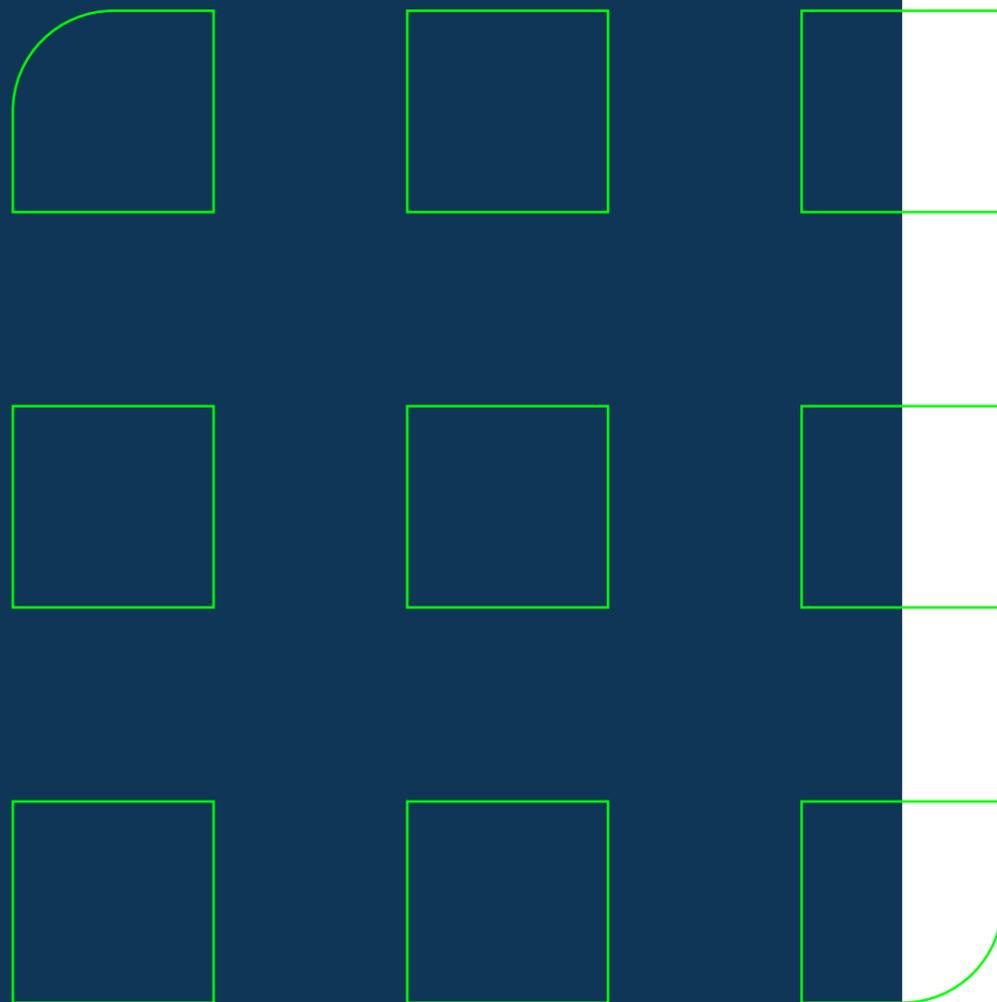
Retail

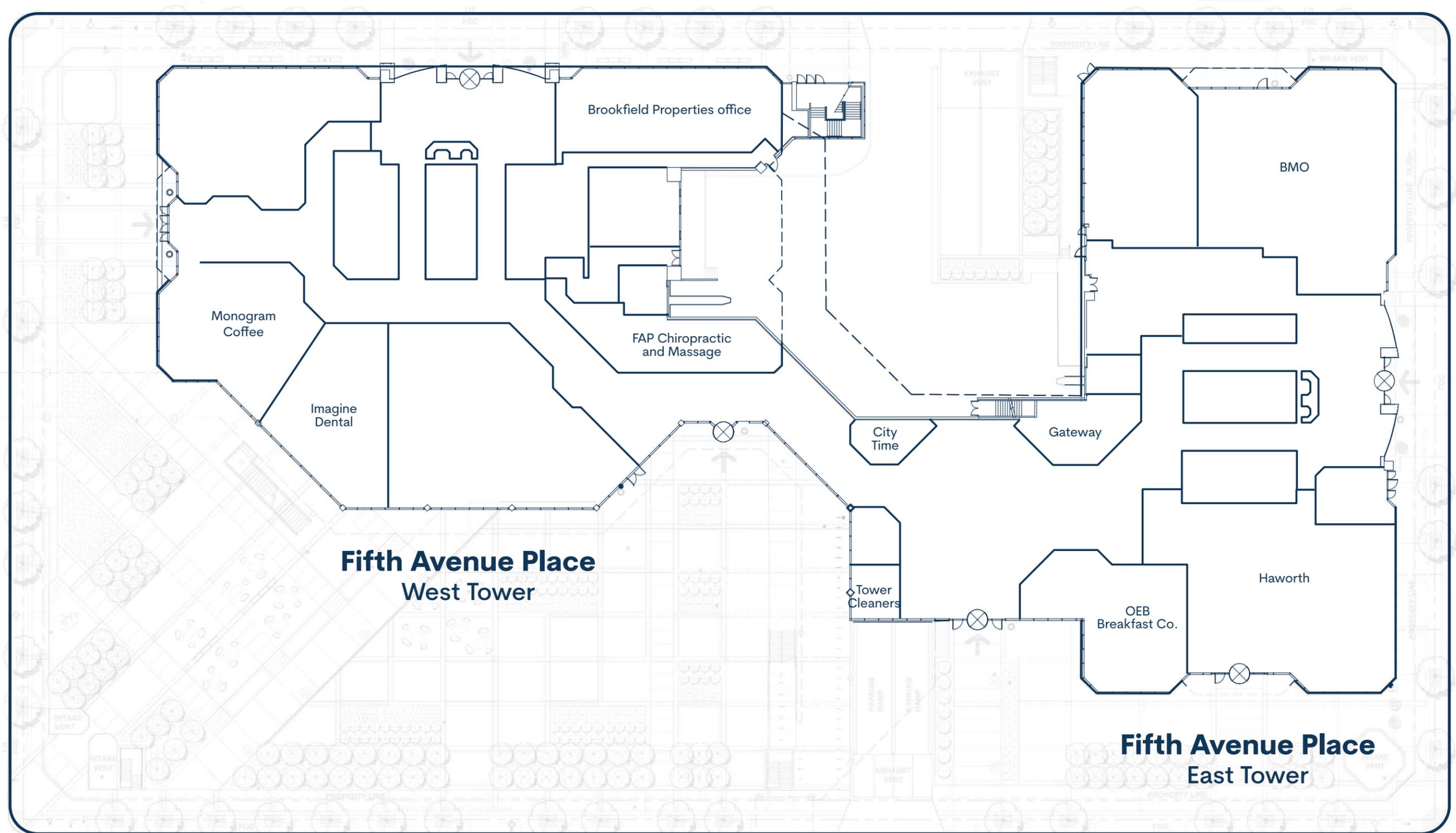
Fifth Avenue Place offers in excess of 54,000 square feet of food service and retail vendors across the main and Plus 15 levels. A large food court, full service restaurant, coffee shop, and numerous health, financial and shopping providers service the complex.

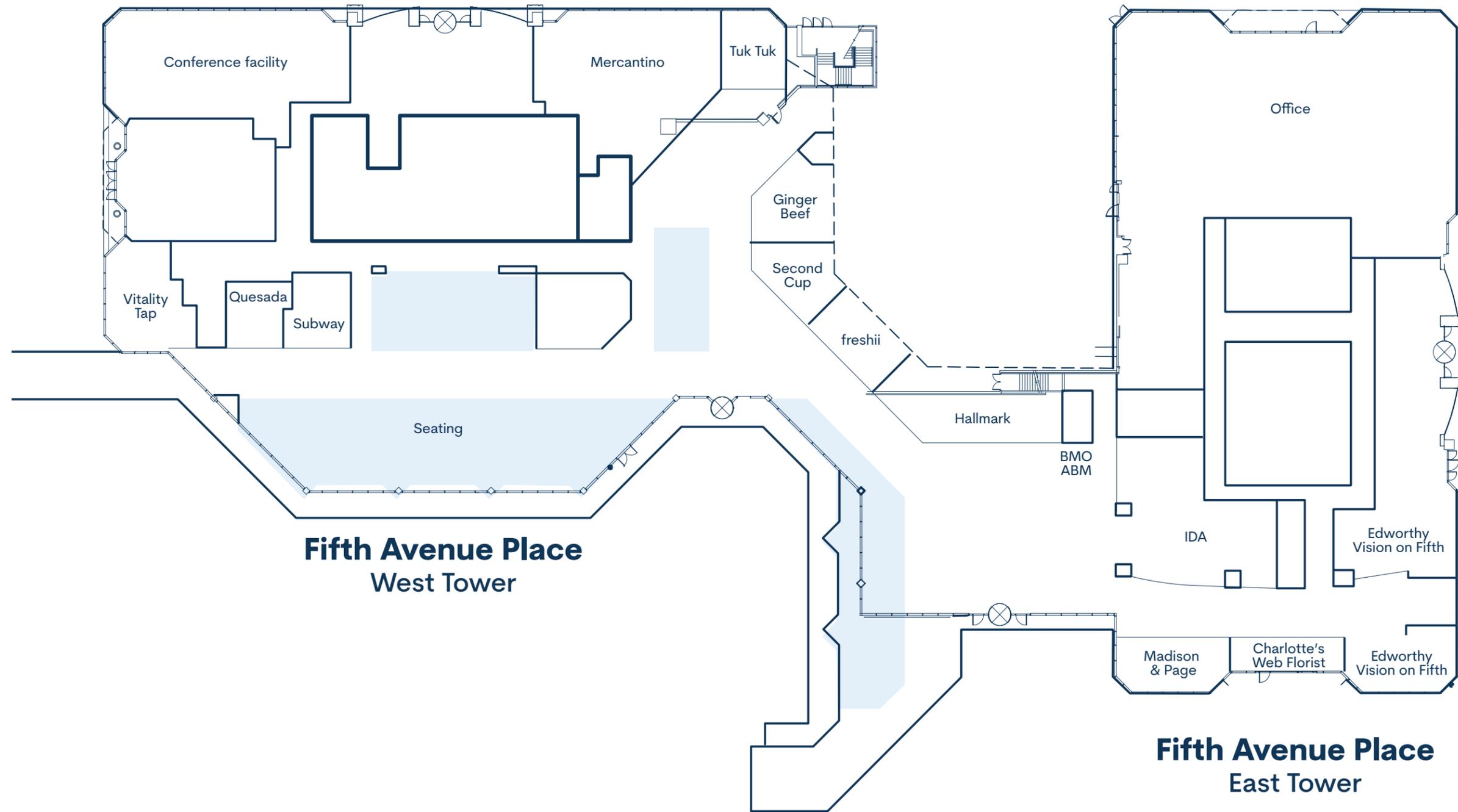




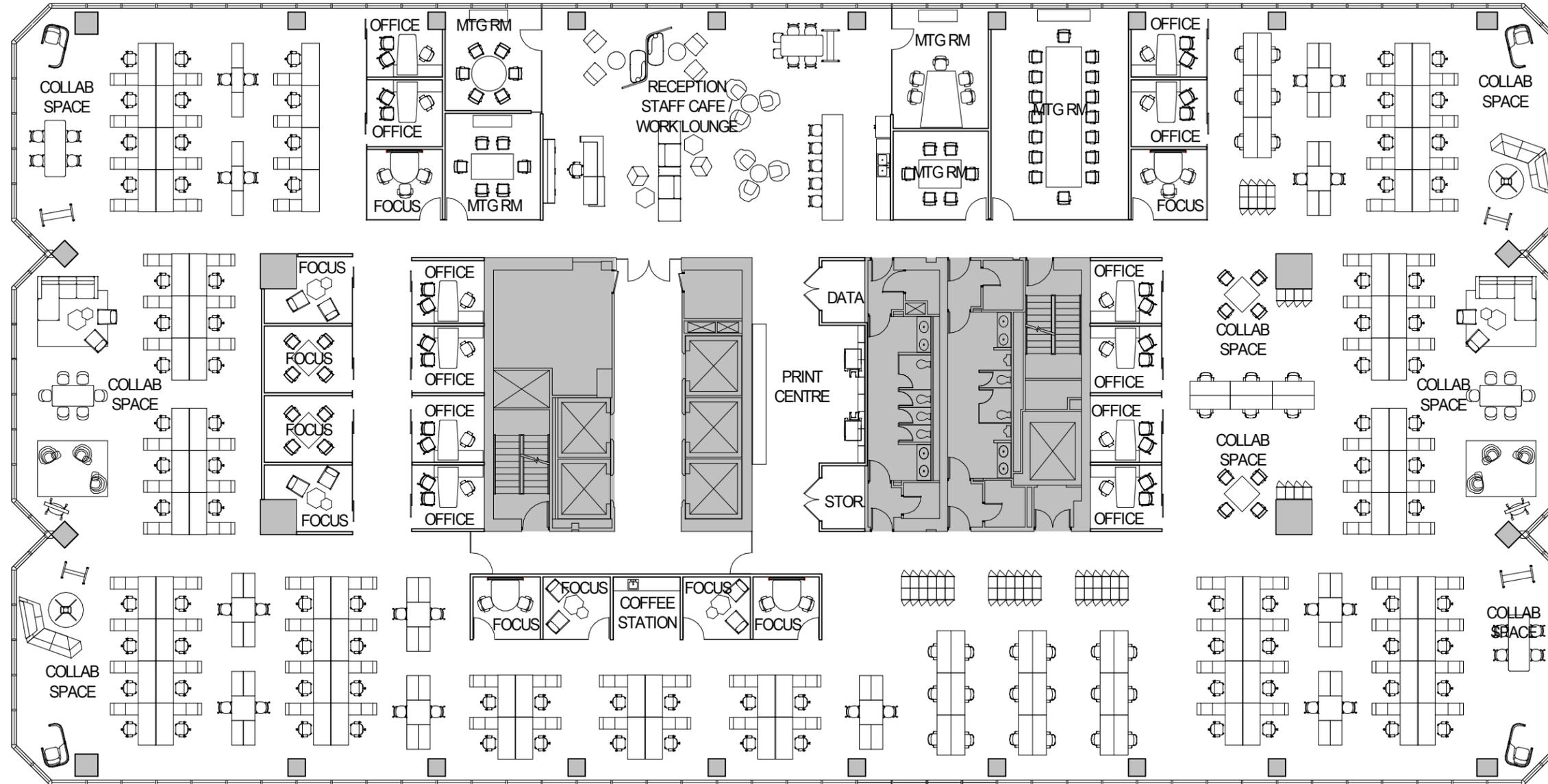
Floor Plans





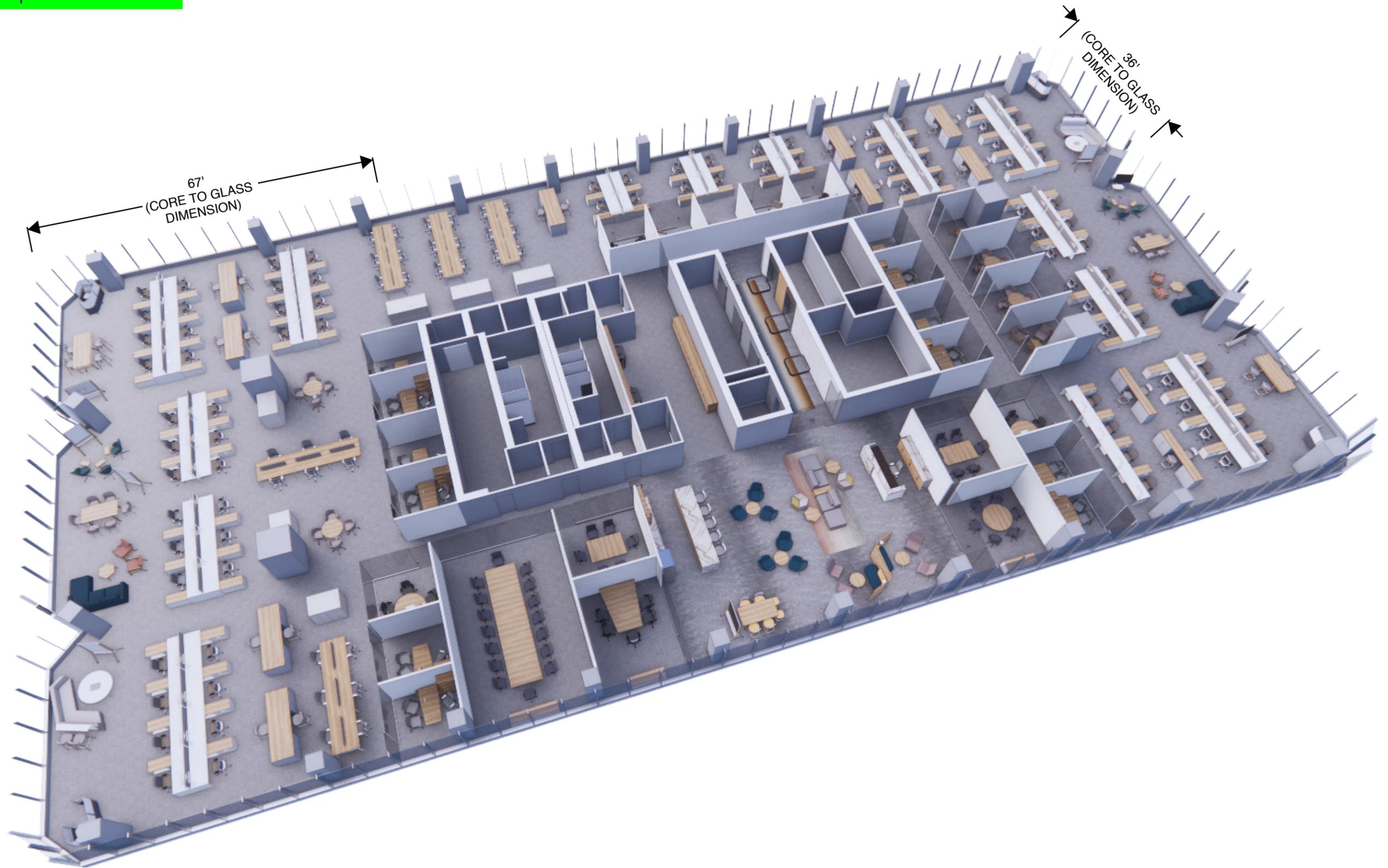
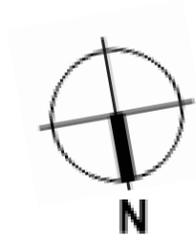


Open Concept Floor Plan

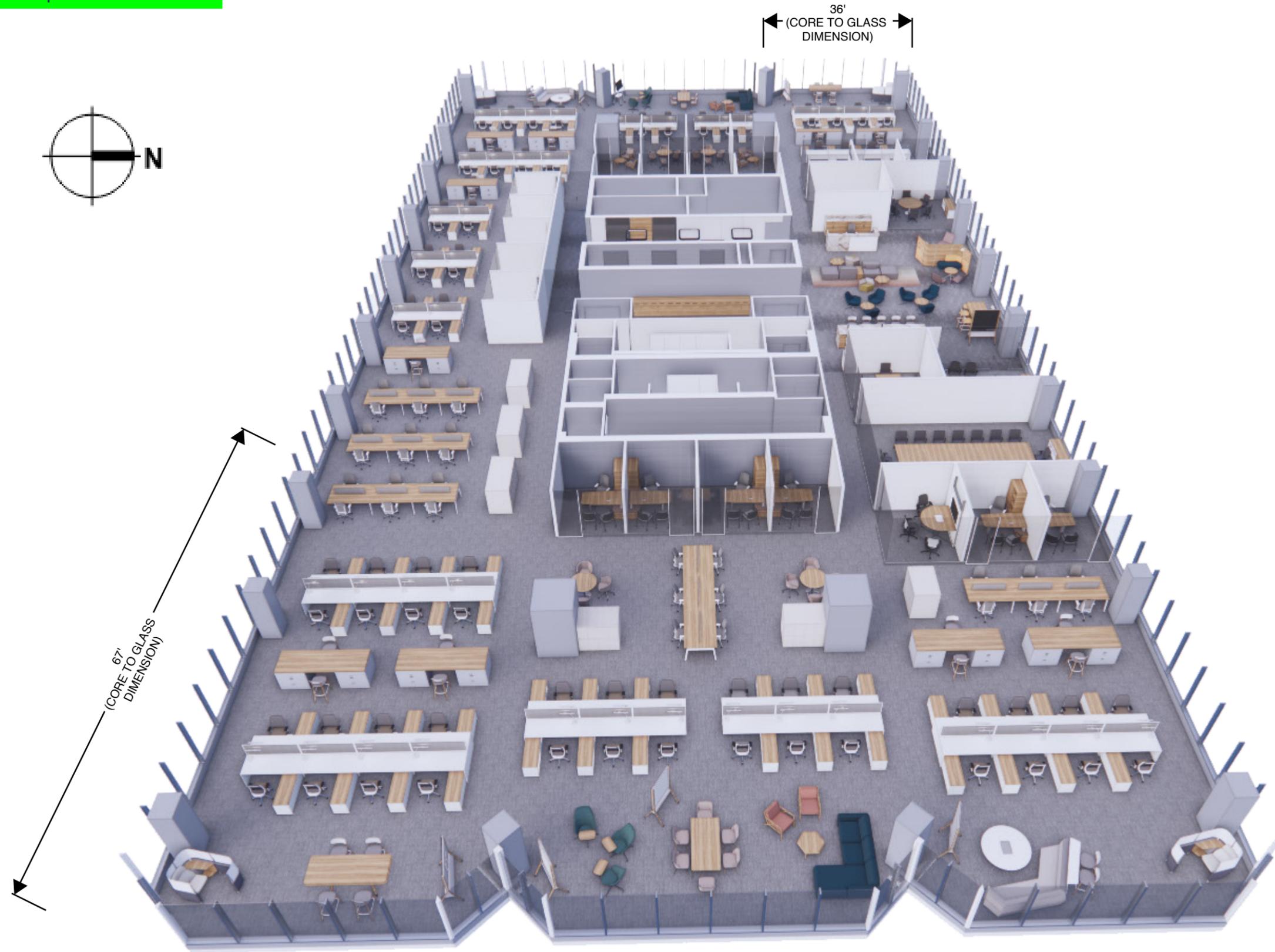


LEGEND/SUMMARY	SEATS	HEAD COUNT	SHARING RATIO
FOCUS SPACES			
10' X 10' (DEDICATED)	12	12	1:1
6' X 7' WORKSTATION (DEDICATED)	88	88	1:1
6' BENCHING (SHARED)	30	60	1:2
SUB TOTAL WORKPLACE	130	160	1:1.3 AVERAGE
8% CLOSED / 92% OPEN			
RSF / PERSON	163	135 (BASED ON 22,600 RSF)	
COLLABORATIVE SPACES			
LARGE MEETING ROOM (16 PPL)	1		
MEDIUM MEETING ROOM (6 PPL)	3		
SMALL MEETING ROOM (4 PPL)	3		
FOCUS BREAKOUT (1-3 PPL)	8		
OPEN TEAM SPACES	16		
CAFE/WORK LOUNGE (25 PPL)	1		
SUPPORT SPACES			
DATA RISER ROOM	1		
PRINT CENTRE	1		
COFFEE STATION	1		

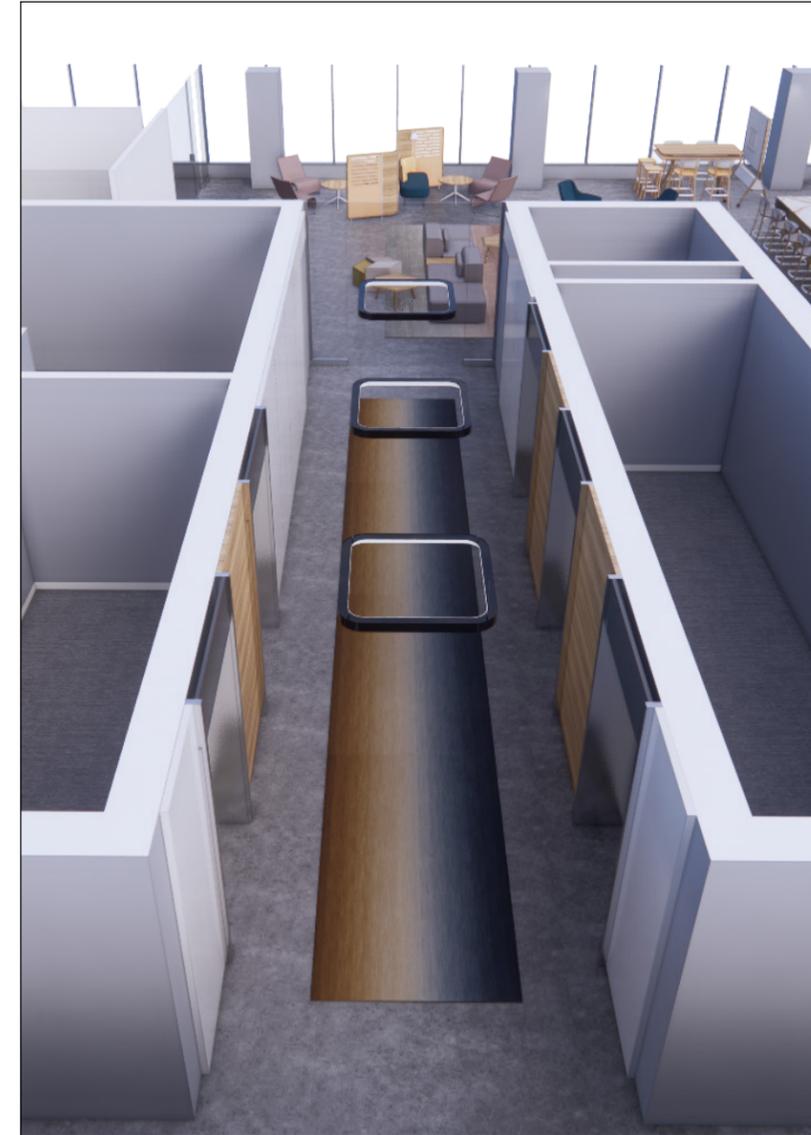
Open Concept Floor Plan



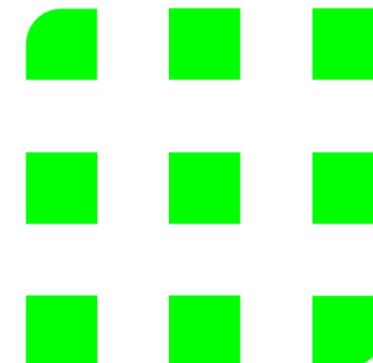
Open Concept Floor Plan



Open Concept Floor Plan



Office Finishes





Downtown Calgary

Transformation of the City Centre

Calgary's downtown core is a diverse environment, bordered by the Bow and Elbow rivers which offer lush pathways and bicycle trails and a truly unique, natural amenity, which will support micro-mobility commuting well into the future. The compact nature of the downtown affords a vibrant, urban lifestyle to residents who live within the Greater Downtown area as well as in established residential communities nearby.

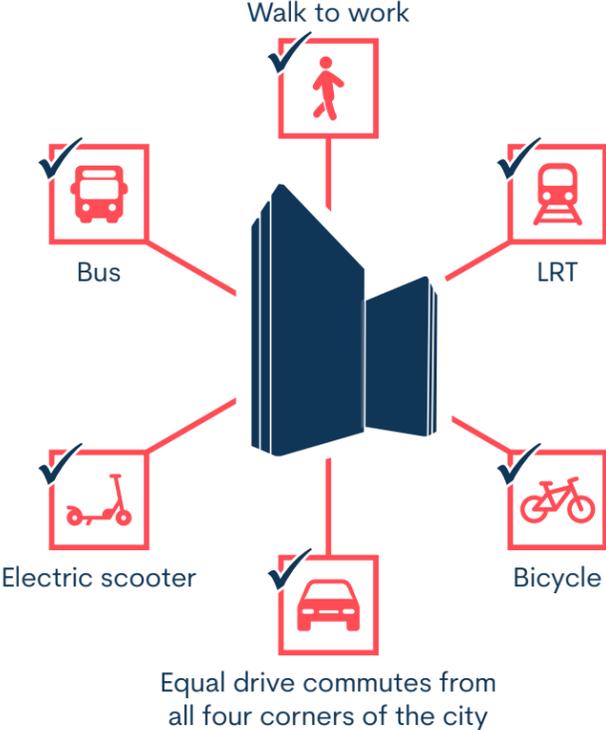
In recent years, Calgary's Greater Downtown area has been undergoing significant transformation and there are even further changes on the horizon to complement the geographical advantages. The downtown is fulfilling its transition from purely a central business hub, to become a premier activities district. The rise of the East Village, coupled with major cultural additions through the National Music Centre (Studio Bell) and the Central Library are significant additions. The approved redevelopment of Arts Commons and Olympic Plaza, along with major renovations to the Glenbow Museum and the completion of Platform Innovation Centre will ensure this district becomes a major destination for the arts, culture and innovation.



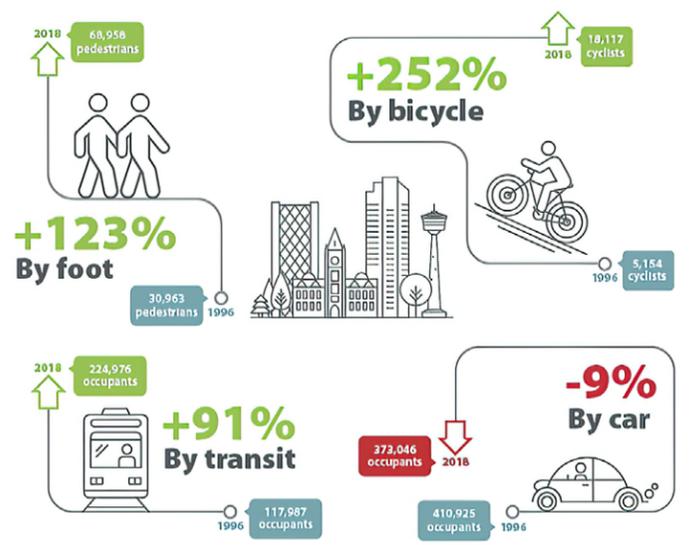
The success of our city relies on our downtown being a place where people want to live and be, and where businesses want to set up shop, now, and for decades to come. Downtown will transform into a vibrant place for everyone, with welcoming neighbourhoods, active streets, and well-used public spaces. *Calgary's Greater Downtown Plan* is a long-range plan that will help city-builders, decision-makers, investors, and citizens understand the direction for our downtown over the next decade. Backed by an initial \$200 million investment, recently approved by Council, new incentives and impactful capital projects to improve public spaces and activate downtown are now coming into effect. The initial investment will translate into an ongoing commitment estimated at \$1 billion over 10 years to reimagine and sustain the downtown. This will be in addition to previously funded commitments, including the new Green Line.

Downtown Calgary fosters democratic transportation advantages unrivalled in most of the world's largest cities.

Downtown Calgary has unparalleled transportation advantages to all other nodes of the city, including it is the only location where the majority of employees can utilize energy-efficient public transportation, particularly the LRT, and other environmentally friendly modes of commuting, including walking, bicycling and e-scooters.



Our downtown is a place where people want to live and be.



Mobility in Downtown Calgary

How commuting has changed from 1996 to 2018

Every year in May, The City conducts the Central Business District (CBD) cordon count at 31 locations, over a three-week period, collecting data on how people commute into and out of downtown Calgary on a typical weekday.

The CBD cordon circles the downtown with the Bow River to the north and the railway tracks to the south and from 11 Street in the west to the Elbow River in the east.

Sustainability

At Fifth Avenue Place, we actively manage our building's environmental performance. For the past 13 years, we've tracked every kilowatt of energy used. Every litre of water consumed. And every tonne of waste generated.

Our commitment to performance means we participate in industry and internal benchmarking. Each year we report to the Global Real Estate Sustainability Benchmark (GRESB) to see where we stand among peers. Nine years running, Brookfield Properties continues to rank as a 4 Green Star participant.

Our operations are focused on excellence for you and for the planet. The building is LEED® EB:OM Gold certified, BOMA 360 Designated, and WELL Health-Safety Rated. We have green amenities like secure bike parking, onsite bike repair, and wellness programming through axiis, our tenant engagement app.

- Annual Earth Hour participant
- Annual participant in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment
- axiis engagement app with sustainability tips, news, and events
- Bike parking & maintenance facilities
- Green Cleaning Program and FSC certified paper products
- Washroom plumbing fixtures are 29% more efficient than standard fixtures
- WELL Health-Safety Rated
- LEED® EB:OM Gold Certified
- BOMA 360 Designated



19%
energy savings

51%
ghg savings

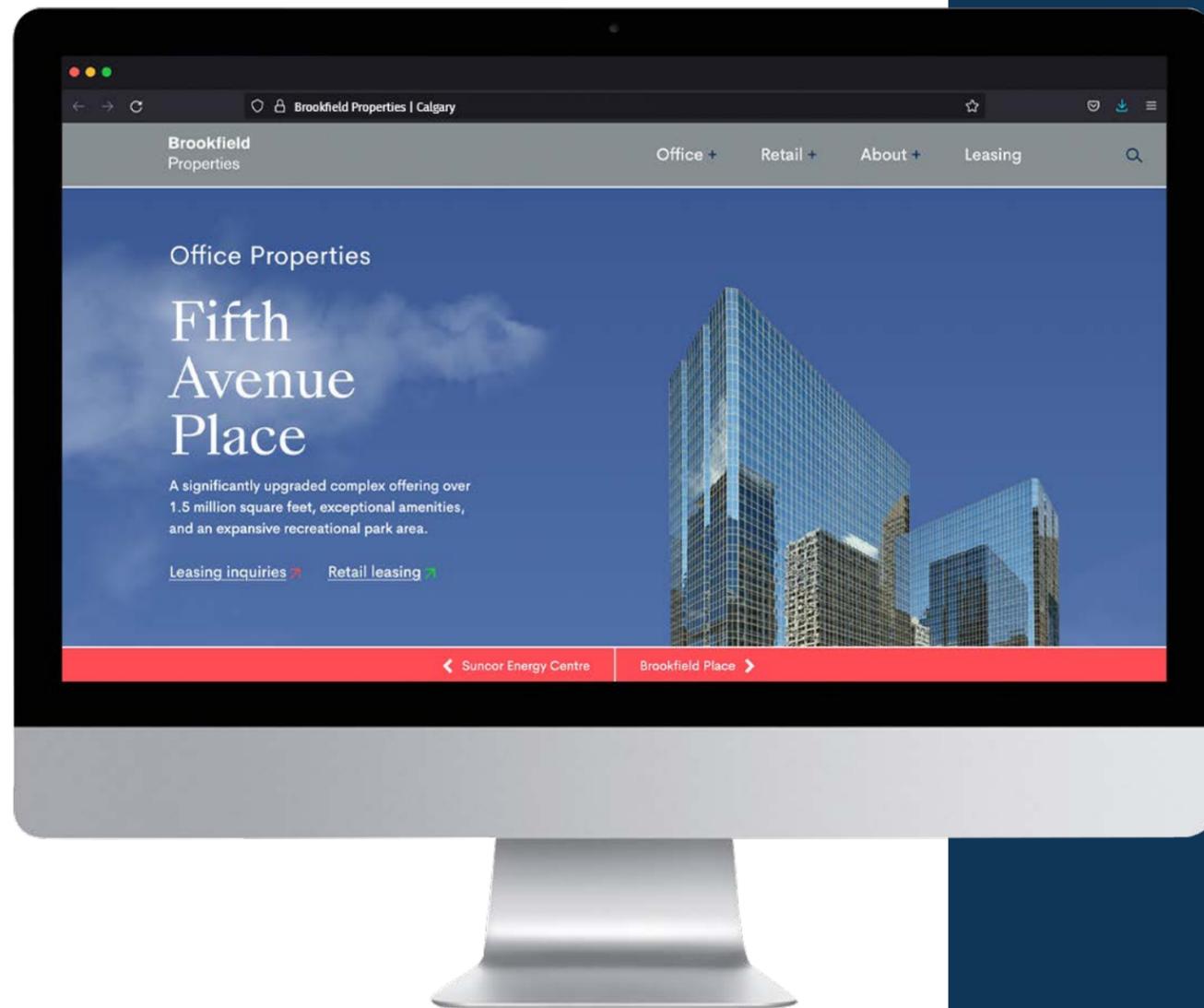
57%
water savings

1. Figures represent absolute consumption data. Normalization factors such as weather & occupant density, or operational changes are not included.
2. Savings are cumulative and based on data collected between 2008 and 2019 prior to the pandemic.

Availabilities

For the complete listing of current availabilities at Fifth Avenue Place, go to brookfieldpropertiesyc.com/fifth-avenue-place-office-property.

Building photos, floorplans, Matterport tours and spec sheets are also available for download.



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